Audit's NEWS ANALYSIS OF SECURITIES OF REAL ESTATE INVESTMENT TRUSTS

Realty Trust Review

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MARKET AND STATISTICAL ISSUE

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REIT SHARE MARKET: HINT OF STRENGTH POINTS TO A FAVORABLE BUYING TIME

Realty trust shares touched another new low in the month just past and yields based on annualized latest dividends are at a record 13.7%. Market action suggests that many REITs have already seen their lows for this bear market and should show modest gains over the near-term.

The most heartening evidence is strength in the advance-decline ratio during the past two months. For while share prices have been off fractionally, by 1.3% overall last month and 0.9% in January, more trust shares have advanced than declined in both months. In the month just past, 63 trusts gained while only 58 declined and 11 were unchanged. The month before, 65 advanced, 60 declined and 6 were even. This suggests that a two-tiered market is gradually evolving for REIT shares as investors focus on the longer-term record of trusts. And it also suggests that some of the panic which brought sharp sell-offs in November and December is subsiding.

The equity trusts repeated as the strongest group last month, advancing 2.4% in face of the general decline and 24 equity trusts finished the month ahead, vs. 16 down and 3 unchanged. The count is almost identical to the previous month, when the equity group was off 1.0%. Pure equity trusts and subordinated land trusts were good gainers with a 2.7% increase.

Outside the equity group, only the intermediate-term mortgage group showed strength, rising 3.3% for the best group showing. The change reflected good recoveries by *Alison Mortgage*, which had been depressed, and *Diversified Mortgage*, which had sold off sharply on fears it was vulnerable to energy-shortage related slowdowns in sales of the recreational communities which make up a good portion of holdings.

We now rate the outlook for new investments in REIT shares as moderately favorable based on our appraisal of three key factors. We've rated each factor on a scale from 1 to 5, with a 5-rating being most favorable and a 1-rating the least favorable.

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Factor	Rating
Money market and interest rates	5-Very favorable, interest rates falling
Real estate market and activity	2-Moderately unfavorable, sales and rentals improving
Stock market outlook	2-Slightly unfavorable, recession fears
Composite	9-Moderately favorable overall; stress selectivity

The prime rate has been cut twice in the past two weeks and now stands at 9%; by the time you read this banks may be cutting to 8 3/4% and there's talk of a 7% prime rate by mid-summer. Mortgage interest rates are trending downward although there's real doubt these rates can move down with any decisiveness. Lower mortgage rates should go a long way toward easing problem loan pressure for REITs, since they will attract buyers and renters and alleviate a significant source of REIT problem loans. This is why the real estate market figures prominently in our ratings above.

Lower interest rates also should help REIT earnings by widening the spread on borrowed funds. For a number of trusts, a 1% cut in the prime rate theoretically should translate into earnings per share gains of 5 to 10-cents per quarter. There's some evidence that recent adverse newspaper publicity and dividend omissions may be preventing some REITs from reaping the full benefits of lower interest rates, especially in commercial paper. National Assn. of Real Estate Investment Trusts President B. Francis Saul told a New York Society of Security Analysts meeting last week that none of large trusts surveyed are having any difficulty in placing new commercial paper. However, rates may not be falling quite as quickly as for other issuers. Our spot check indicates a very mixed pattern. *Midland Mortgage*, which sells direct, is selling 90-day paper at 8.0% at press time, a full 1% below the prime rate. A West Coast trust, *Mortgage Trust of America*, reported some difficulties in selling near year-end when panic reaction was high. But it is selling with no difficulty now, although the 8.75% rate reported is above others. *Continental Illinois Realty*, another West Coast trust, also reports no difficulty in sales and believes most prime-rated issuers will get funds they seek.

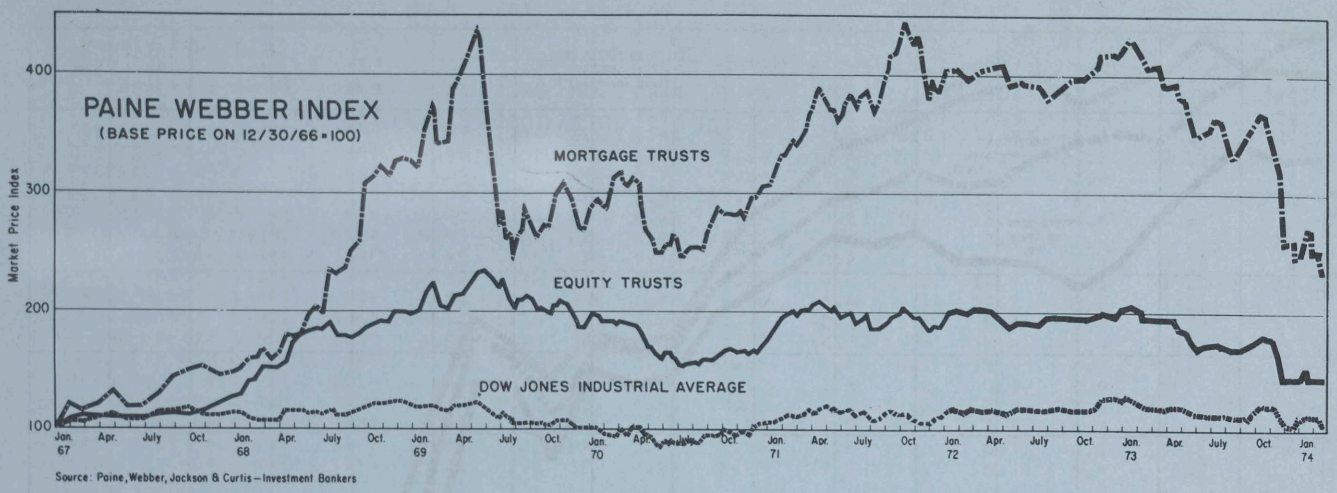
With the monetary situation permitting continued quality funding, investors can now return to the equity market with increasing confidence. As in past issues, we still suggest buying a package of three to five larger and stronger trusts. See our list on page 2 of the Jan. 28 issue for guidance. An alternate strategy is to buy shares of the trusts with the very largest market valuations (since market value generally indicates good sponsorship and esteem by investors).

Investors should be alert to the possibility of some possible adverse financial publicity ahead. Two large builders are rumored in trouble, and three large builders--

COMPARATIVE TRUST GROUP AVERAGES 02/20/74

GROUP	N	SHARE (000)	BOOK VALUE	EST DIV*	EARN ANN*	LAST PRICE	% CHNG	P/E RATIO	EST* YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
EQUITY TRUSTS	20	1763	13.37	1.15	1.22	10.59	2.7	8.7	10.9	-20.8	9.1	413.1
EQUITY AND MORTGAGE COMBIN	20	1611	14.05	1.39	1.33	10.39	1.9	7.8	13.4	-26.1	9.5	334.8
SUBORDINATED LAND TRUSTS	3	2687	18.16	2.05	2.05	17.17	2.7	8.4	12.0	-5.5	11.3	142.2
*AVERAGE 3 EQUITY GROUPS	43	1757	14.02	1.33	1.33	10.95	2.4	8.2	12.1	-21.9	9.5	890.1
SHORT-TERM MTG-INDEPENDENT	6	6038	15.20	1.71	1.71	10.31	-1.1	6.0	16.5	-32.2	11.2	301.7
SHORT-TERM MTG-MTG BANKER	24	1989	17.57	2.17	2.15	13.81	-3.9	6.4	15.7	-21.4	12.2	700.5
SHORT-TERM MTG-COMCL BANK	17	2313	21.87	2.07	2.16	16.60	-5.2	7.7	12.5	-24.1	9.9	721.2
SHORT-TERM-MISC FINCL	11	2548	19.70	2.22	2.23	15.05	-0.6	6.7	14.8	-23.6	11.3	450.0
*AVERAGE 4 SHORT-TERM GROUPS	58	2609	18.99	2.10	2.12	14.50	-3.5	6.8	14.5	-23.6	11.2	2173.4
INTERMEDIATE-TERM MORTGAGES	6	3392	18.72	2.18	2.18	14.13	3.3	6.5	15.4	-24.5	11.6	253.0
LONG-TERM MTG & EQUITIES	25	3009	18.65	1.82	1.80	13.69	-1.9	7.6	13.3	-26.6	9.6	1053.3
*AVERAGE LONG & INTERMEDIATE	31	3083	18.67	1.89	1.87	13.78	-0.9	7.4	13.7	-26.2	10.0	1306.2
OVERALL AVERAGE	132	2443	17.30	1.80	1.81	13.18	-1.3	7.3	13.7	-23.8	10.4	4369.7
DOW-JONES INDUSTRIAL AVERAGE					82.09	819.54	-5.1	10.5	4.4			

*Estimated by annualizing latest quarter.

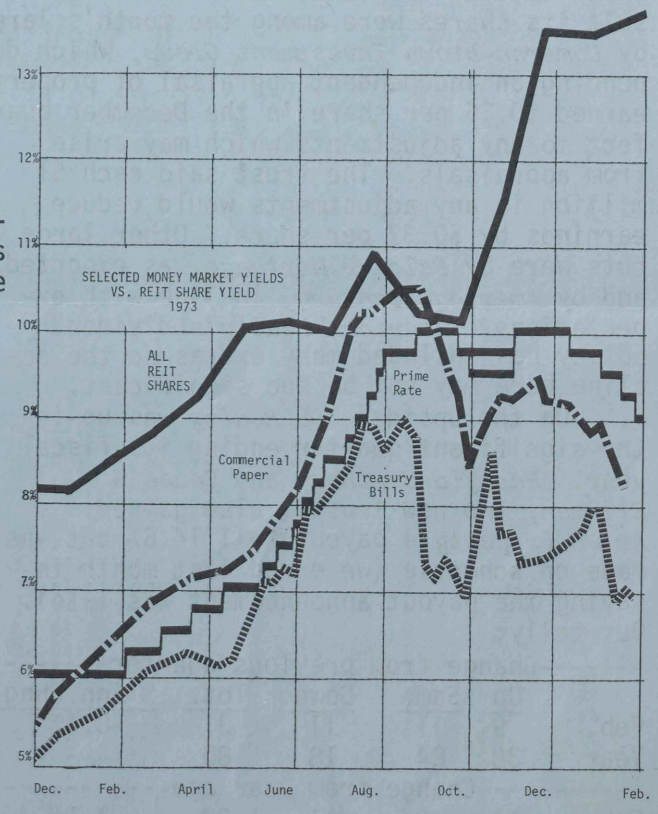


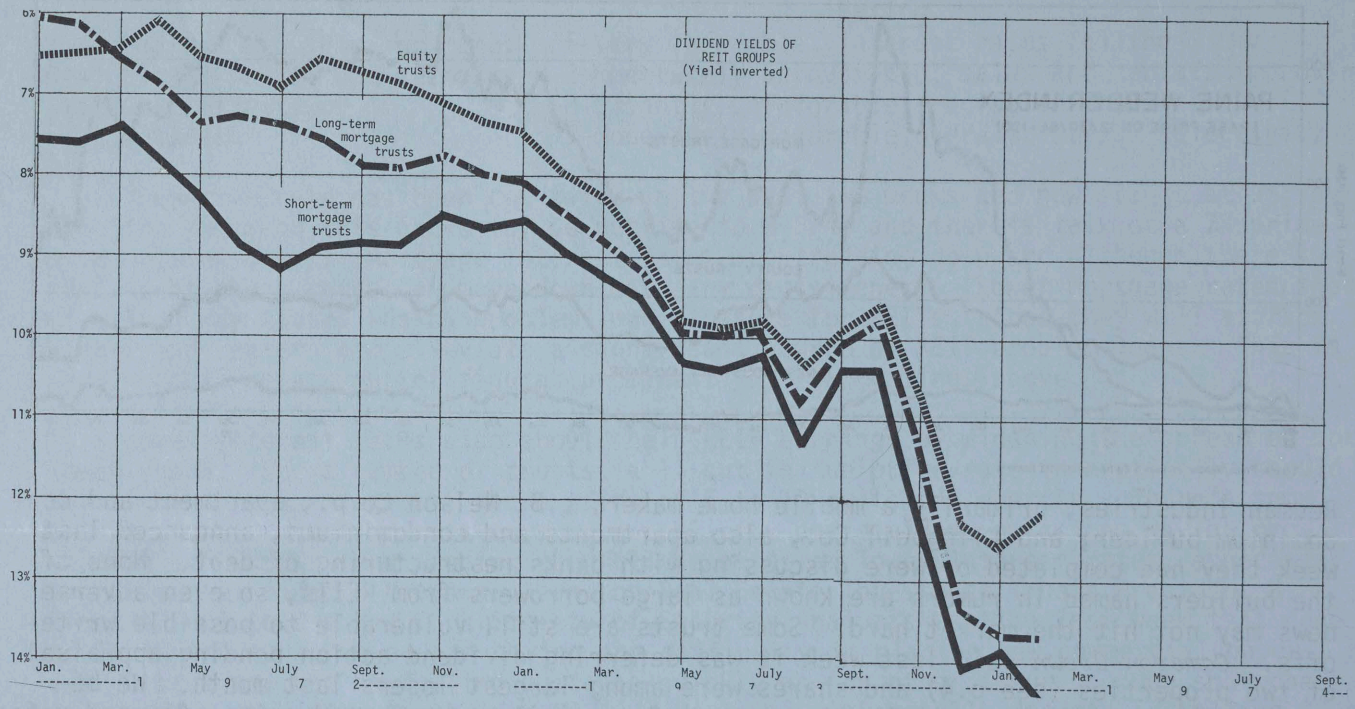
Redman Industries, primarily a mobile home maker; L.B. Nelson Corp., apartment and condominium builder; and Klingbeil Co., also apartments and condominiums, announced last week they had completed or were discussing with banks restructuring of debt. None of the builders named in rumors are known as large borrowers from REITs, so even adverse news may not hit the market hard. Some trusts are still vulnerable to possible write-offs. *Cameron-Brown* said last week it was deferring dividend action pending appraisal of two properties (see p.4) and shares were among largest losers last month. We believe one and possibly two other trusts may face similar unexpected write-offs and refer subscribers again to the list of problem loans to watch on page 2 of the Jan. 28 issue. In this connection, recent dividend action by *B.F. Saul* indicates most problems are well along to solutions and we would remove that name from the list. *First Mortgage Investors* and *HNC Mortgage*, also on the list, have reached agreements with Walter J. Kassuba to continue funding of Kassuba construction loans to permit completion of projects under construction, and to bring other loans current. This reduces pressure on them too.

Quality and recovery were the highlights of the biggest gainers last month. Gains were led by *Northwestern Mutual*, a quality sleeper. With *B.F. Saul*, it looks like problems are under control while the market exaggerated importance of problems relative to essentially healthy equity holdings. *ICM Realty's* value was well above its recent lows even assuming the worst from the Kassuba fiasco. Cabot C&F Land exchanging for large ICM blocks reflects this. The downers naturally enough consisted of new and continuing deep problem situations. The four biggest drops were in this category.

GAINERS & LOSERS - %

Northwestern Mut.	+25	First Wis. Mtg.	-50
Saul (BF) REIT	+23	Lincoln Mtg.	-34
Pacific-Sou. Mtg.	+22	Fidelity Mtg. Inv.	-26
Arlen Property	+21	Cameron-Brown Inv.	-23
GREIT Realty	+19	State Mutual Inv.	-21
M&T Mortgage Inv.	+18	Justice Mtg.	-20
Wisconsin Real Es.	+18	Fidelco Growth	-19
Northern States	+17	Security Mtg.	-18
ICM Realty	+17	Gulf South Mtg.	-18
Alison Mtg.	+17	Mutual REIT	-17





DIVIDEND TRENDS: LARGE CUTS AND OMISSIONS MAR MODERATE IMPROVEMENT

For the fourth month running, aggregate REIT dividends were down compared to both the preceding quarter and year-ago payouts. But there is some stability in dividends and we now sense some confidence is returning to investors. This month's declarations included only one omission, by *Lincoln Mortgage Investors*, in contrast to the two trusts which omitted dividends last month. Although Lincoln made a capital gains payout, as a result its shares were among the month's largest losers (p.3). A question mark was raised by *Cameron-Brown Investment Group*, which delayed its declaration by six to eight weeks pending an independent appraisal of properties securing two loans. The trust said it earned $0.36 per share in the December quarter on an unaudited basis before giving effect to any adjustments which may arise from appraisals. The trust said each $1 million in any adjustments would reduce earnings by $0.37 per share. Other large cuts were by *Palomar Mortgage*, as expected, and by *American Century*, in line with expectations. *American Realty's* dividend policy has included many extras so the decline here may not be too significant.

On the upside, *IDS Realty* was up in the significant quarter ending its fiscal year. *Pacific-Southern* and *Pease & Elliman*, two new trusts, also gained. *Arlen Property's* payout fell 14.6% but was made on schedule (we erred last month in saying the payout announcement was late). Our tally:

	Up	Same	Down	Tot.	% Ann.Chng.
-------Change from previous quarter-------					
Feb.	9	11	11	31	-6.4%
Year	38	24	18	80	---
----------Change from year ago----------					
Feb.	14	2	11	27	-1.8%
Year	38	8	28	74	---

	Record date	-Dividend per share- Latest	Previous	--Net Change-- Amt.	%	Extra	Year ago	% Change
American Century	2/8	$ 0.25	$ 0.45	-.20	-44.4%	---	0.58	-56.9%
American Fletcher	2/25	0.70a	0.70	---	NC	.05a	0.67	+ 4.5
American Realty	3/1	0.15	0.25	-.10	-40.0	---	0.15 +.10ex	NA
Arlen Property	2/7	0.35	0.41	-.06	-14.6	---	0.43	-18.6
BT Mortgage	2/25	0.50	0.60	-.10	-16.7	---	0.70	-28.6
Baird & Warner	2/19	0.49	0.49	---	NC	---	0.47	+ 4.3
Barnett Mtg.	2/1	0.71	0.70	+.01	+ 1.4	---	0.64	+10.9
Beneficial Std.	2/21	0.77	0.77	---	NC	---	0.63	+22.2
C.I. Mortgage	2/13	0.15M	0.15	---	NC	---	0.19M	-21.1
Citizens Mortgage	3/1	---	---	---	---	.06	.12ex	
CleveTrust Rlty.	2/12	0.40	0.45	-.05	-11.1	---	0.42	- 4.8
Colwell Mtg.	2/5	0.82	0.80	+.02	+ 2.5	---	0.72 +.05ex	NA
First Pa. Mtg.	2/25	0.51	0.48	+.03	+ 6.3	---	0.56	- 8.9
Florida Gulf	3/4	0.40	0.39	+.01	+ 2.6	---	NO	---
Gould Investors	3/15	0.23	0.23	---	NC	---	0.20	+15.0
Great American Mtg.	2/28	0.32M	0.315	+.005	+ 1.6	---	0.26	+23.0
Gulf Mtg.	2/15	0.47	0.47	---	NC	---	0.42+ +.12ex	NA
Gulf South Mtg.	2/8	0.50a	0.56	-.06	-10.7	---	0.606	-17.5
HNC Mortgage	2/28	0.45	0.54	-.09	-16.7	---	0.50	-10.0
IDS Realty	2/28	0.80	0.73	+.07	+ 9.6	---	0.55	+45.5
Investors Realty	2/15	0.35	0.35	---	NC	---	0.34	+ 2.9
Larwin Mtg.	2/15	0.50	0.65	-.15	-23.1	---	0.69	-27.5
Lincoln Mtg. Inv.	2/4	0.00	0.10	-.10	-100.0	0.07	0.25	-100.0
MONY Mortgage	2/28	0.20	0.20	---	NC	---	0.26	-23.1
New Plan Realty	2/15	0.14M	0.14	---	NC	---	0.14M	NC
Northwestern Financial	1/28	0.47	0.53	-.06	-11.3	---	0.30	+56.7
Pacific-Southern Mtg.	2/7	0.30	0.27	+.03	+11.1	---	NO	---
Palomar Mtg.	2/11	0.18	0.41	-.23	-56.1	---	0.38 +.16ex	NA
Pease & Elliman Rlty.	2/11	0.50	0.45	+.05	+11.1	---	NO	---
Realty Income	2/28	0.425	0.425	---	NC	---	0.30	+41.7
Realty ReFund	2/28	0.59	0.58	+.01	+ 1.7	---	0.55	+ 7.3
Republic Mtg.	2/14	0.45	0.45	---	NC	---	0.45	NC
Saul (B.F.) REIT	2/28	0.39	0.39	---	NC	---	0.38	+ 2.6
Texas First Mtg.	1/31	0.56	0.56	---	NC	---	0.48	+16.7
U.S. Bancorp Rlty.	2/21	0.64	0.63	+.01	+ 1.6	---	0.52	+23.1
Totals (31 Trusts) b		$14.055	$15.015	-$0.96	- 6.4%	---	13.736c	

a-On shares when declared, may be lower if additional shares are out by ex-dividend dates. b-Excludes initial, monthly and extra declaration. c-Plus $0.43 extras. M-Monthly. NO-No operations. NC-No change. NA-Not available because of extras. Trusts with reduced dividend underlined.

	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	EST DIV*	EARNINGS MON	EARNINGS ANN*	LAST PRICE	% CHNG	P/E RATIO	EST* YIELD	% PR TO BK	RET ON BK	MKT VA (MIL$)
EQUITY TRUSTS													
ARLEN PROP #	O-ARLNS	1012	14.37	1.40	SEP	1.68	8.75X	21.3	5.2	16.0	-39.1	11.7	8.9
C I REALTY #	N-CIX	2609	22.21	1.20	NOV	0.48	9.25	-7.5	19.3	13.0	-58.4	2.2	24.1
CITIZENS GR#	O-CITGS	811	18.55	1.68	JUL	1.80	13.00	6.1	7.2	12.9	-29.9	9.7	10.5
CON ILL PRO#	N-CIE	4808	23.59	1.44	JUL	1.44	12.25	-2.0	8.5	11.8	-48.1	6.1	58.9
DENVER REI *	O-DENV	1091	9.46	0.60	SEP	1.44	7.13	3.6	5.0	8.4	-24.6	15.2	7.8
FEDERAL RLT#	O-FDRLS	695	8.60	0.92	SEP	0.72	8.50	0.0	11.8	10.8	-1.2	8.4	5.9
FLORIDA GLF#	O-FGLFS	975	18.04	1.60	OCT	1.56	15.00	0.0	9.6	10.7	-16.9	8.6	14.6
FST FIDELTY#	O-FFITS	866	12.00	0.64	MAY	0.45	4.25	0.0	9.4	15.1	-64.6	3.7	3.7
GENERAL GRO#	N-GGP	5554	5.83	1.00	DEC	1.08	13.50	-1.8	12.5	7.4	131.6	18.5	75.0
GIT REALTY#	A-GIM	1095	9.45	1.20	SEP	1.34	8.13	3.2	6.1	14.8	-14.0	14.2	8.9
GOULD INVST#	A-GTR	1179	7.79	0.92	SEP	1.21	8.44	0.0	7.0	10.9	8.3	15.5	10.0
GREIT RLY#	A-GRT	998	14.26	1.20	JUL	1.72	8.75	18.6	5.1	13.7	-38.6	12.1	8.7
HUBBARD REI	N-HRE	4004	23.42	1.56	JAN	1.56	17.75	-2.1	11.4	8.8	-24.2	6.7	71.1
MUTUAL REIT#	O-MUTRS	1433	6.90	0.15	JUN	0.11	1.25	-16.7	11.4	12.0	-81.9	1.6	1.8
NEW PLAN RLY	O-NPLNS	665	11.71	1.68	OCT	2.04	12.50X	1.1	6.1	13.4	6.7	17.4	8.3
PENN REIT #	A-PEI	1514	10.92	1.15	AUG	1.64	12.00X	1.6	7.3	9.6	9.9	15.0	18.2
REIT OF AMER	A-REI	1633	21.32	1.40	NOV	1.40	17.63	9.3	12.6	7.9	-17.3	6.6	28.8
SUMMIT PROP#	O-SMMTS	1433	9.97	1.25	JUL	1.20	11.00	0.0	9.2	11.4	10.3	12.0	15.8
WASH REIT #	A-WRE	1372	10.23	1.20	MAR	1.24	14.38	1.8	11.6	8.3	40.6	12.1	19.7
WISC REI FD#	O-WREI	1514	8.81	0.90	SEP	0.24	8.25	17.9	34.4	10.9	-6.4	2.7	12.5
GROUP AVERAGE		1763	13.37	1.15		1.22	10.59	2.7	8.7	10.9	-20.8	9.1	413.1
EQUITY AND MORTGAGE COMBINATION TRUSTS													
AMER REALTY#	A-ARB	2148	7.96	0.60	DEC	0.84	7.50	-7.7	8.9	8.0	-5.8	10.6	16.1
BERG ENT RG	A-BRT	1400	9.19	0.92	NOV	0.92	4.38	-5.4	4.8	21.0	-52.3	10.0	6.1
FIRST UNION#	N-FUR	3713	9.86	0.96	OCT	1.32	10.63	4.9	8.1	9.0	7.8	13.4	39.5
FLATLEY RLT	O-FLTLS	1000	9.25	0.92	DEC	0.96	6.50X	1.5	6.8	14.2	-29.7	10.4	6.5
FRANKLIN RLY	A-FR	999	9.75	0.48	DEC	0.32	5.75	4.5	18.0	8.3	-41.0	3.3	5.7
INDIANA M&R*	O-INDMS	1154	18.74	1.72	SEP	1.88	13.00X	-2.3	6.9	13.2	-30.6	10.0	15.0
INVESTOR RL#	A-IRT	1579	12.36	1.40	AUG	1.44	10.75X	0.9	7.5	13.0	-13.0	11.7	17.0
JMB REALTY#	O-JMBRS	510	18.29	2.04	NOV	2.00	14.00	-5.1	7.0	14.6	-23.5	10.9	7.1
LINCOLN MTG*	O-LNMGS	1155	9.27	0.00	DEC	0.00	2.50X	-33.8	0.0	0.0	-73.0	0.0	2.9
MILLER HEN S	O-HSMTS	560	18.39	1.40	NOV	1.46	12.75	6.3	8.7	11.0	-30.7	7.9	7.1
NJB PRIME	A-NJB	1250	19.88	2.56	AUG	2.52	8.13	12.1	3.2	31.5	-59.1	12.7	10.2
NTHN ST M&R#	O-NSMRS	1023	8.08	1.04	SEP	0.69	6.75	17.4	9.8	15.4	-16.5	8.5	6.9
PEASE ELLIMN	A-PNE	1114	18.39	2.00	DEC	1.88	12.00X	13.6	6.4	16.7	-34.7	10.2	13.4
RIVIERE RLY#	O-RIVI6	783	9.24	0.96	JUN	0.81	9.38	-1.3	11.6	10.2	1.5	8.8	7.3
RLTY INCOME	A-RIT	1560	14.50	1.70	JAN	1.32	12.13	-3.0	9.2	14.0	-16.3	9.1	18.9
SAUL (BF)REI	N-BFS	5657	15.16	1.56	DEC	1.24	11.88	23.4	9.6	13.1	-21.6	8.2	67.2
US BANCORP #	A-UBT	835	23.46	2.56	NOV	2.12	22.75X	11.4	10.7	11.3	-3.0	9.0	19.0
US LSG REI #	A-USE	1348	21.72	1.88	DEC	1.96	14.75X	-2.6	7.5	12.7	-32.1	9.0	19.9
US REALTY #	N-UTY	3388	9.55	1.36	SEP	1.14	11.00	-7.4	9.6	12.4	15.2	11.9	37.3
WALTER JIM #	O-WALJS	1035	17.99	1.80	OCT	1.88	11.25	-6.3	6.0	16.0	-37.5	10.5	11.6
GROUP AVERAGE		1611	14.05	1.39		1.33	10.39	1.9	7.8	13.4	-26.1	9.5	334.8
SUBORDINATED LAND TRUSTS													
CABOT LAND	N-CFT	2984	19.92	2.60	NOV	2.60	22.50	-7.2	8.7	11.6	13.0	13.1	67.1
ICM REALTY	A-ICM	3011	20.81	2.04	NOV	2.04	16.00	17.4	7.8	12.7	-23.1	9.8	48.2
PROPERTY CAP	A-PCL	2065	13.75	1.52	OCT	1.52	13.00	6.1	8.6	11.7	-5.5	11.1	26.8
GROUP AVERAGE		2687	18.16	2.05		2.05	17.17	2.7	8.4	12.0	-5.5	11.3	142.2
SHORT-TERM MTG-MTG BANKER													
ATICO MTG IN	N-ACO	2702	17.86	2.00	OCT	2.08	12.38X	2.0	6.0	16.2	-30.7	11.6	33.5
BAIRD &WARNR	O-BAIDS	1032	19.55	2.03	OCT	1.88	13.00X	3.8	6.9	15.6	-33.5	9.6	13.4
BARNES MTG	O-BARNS	1910	18.78	2.00	DEC	2.00	12.25X	-10.5	6.1	16.3	-34.8	10.6	23.4
CENTRAL MTG	O-CMRTS	775	18.24	2.28	DEC	2.36	16.50X	0.4	7.0	13.8	-9.5	12.9	12.8
COLWELL MTG	N-CLM	2001	21.90	3.28	DEC	2.56	17.50X	-6.7	6.8	18.7	-20.1	11.7	35.0
FIRST CONTNL	O-FCRES	2106	10.38	1.36	NOV	1.40	8.63	-2.8	6.2	15.8	-16.9	13.5	18.2
FRASER MTG I	O-FRASS	1038	16.85	1.60	NOV	1.60	12.00	2.1	7.5	13.3	-28.8	9.5	12.5
GUARDIAN MI	N-GMI	3000	28.90	4.32	NOV	4.56	25.75	-4.6	5.6	16.8	-10.9	15.8	77.3
GULF SO MTG	A-GSR	1161	18.73	2.00	DEC	2.00	11.00X	-17.9	5.5	18.2	-41.3	10.7	12.8
HAMILTON INV	O-HAMTS	2095	18.70	2.08	DEC	2.04	13.75X	-1.6	6.7	15.1	-26.5	10.9	28.8
HEITMAN MTG	A-HTM	3228	11.85	1.68	DEC	1.76	9.50	-6.2	5.4	17.7	-19.8	14.9	30.7
JUSTICE MTG	N-JMI	1182	18.34	3.20	DEC	3.08	19.13	-20.3	6.2	16.7	4.3	16.8	22.6
KMC MTG IN	O-KMTGS	1100	13.86	1.32	NOV	1.28	9.00	2.9	7.0	14.7	-35.1	9.2	9.9
LARWIN MTG I	N-LWN	2009	18.72	2.00	DEC	2.00	11.75X	-12.5	5.9	17.0	-37.2	10.7	23.6
LOMAS & NTLN	N-LOM	3700	33.24	3.96	DEC	3.96	28.00X	-9.4	7.1	14.1	-15.8	11.9	103.6
M&T MTG INV	O-MTMIS	1482	10.27	1.16	NOV	1.20	8.25	17.9	6.9	14.1	-19.7	11.7	12.2
MIDLAND MTG	N-MMT	2372	12.70	1.72	DEC	1.80	11.00	-6.4	6.1	15.6	-13.4	14.2	26.1
NATIONAL MTG	N-NMF	2338	10.53	1.48	NOV	1.64	9.63	-3.7	5.9	15.4	-8.5	15.6	22.5
NO AMER MTG@	N-NAM	4400	14.59	2.64	SEP	2.56	21.00X	8.3	8.2	12.6	43.9	17.5	92.4
PALOMAR MTG	A-PMI	1812	13.31	0.72	NOV	0.48	6.50X	4.7	13.5	11.1	-51.2	3.6	11.8
SUTRO MTG IN	N-SUT	2322	17.12	0.80	DEC	1.04	8.00X	-6.3	7.7	10.0	-53.3	6.1	18.6
TEXAS 1ST MT	O-TFMRS	1055	18.20	2.24	DEC	2.28	14.00X	-6.1	6.1	16.0	-23.1	12.5	14.8
TMC MTG INV	A-TMG	800	19.15	3.92	DEC	3.92	19.38	0.0	4.9	20.2	1.2	20.5	15.5
UNIONAM M&EQ	A-UAT	2109	20.03	2.28	NOV	2.16	13.63	13.6	6.3	16.7	-32.0	10.8	28.7
GROUP AVERAGE		1989	17.57	2.17		2.15	13.81	-3.9	6.4	15.7	-21.4	12.2	700.5

#CASH FLOW. *GROSS CASH FLOW. @CASH FLOW INCLUDING DEBT DISCOUNT.

CHANGES: U. S. LEASING REI FROM EQUITY TRUSTS TO EQUITY AND MORTGAGE COMBINATION TRUSTS.

ADDITIONS: FEDERAL REALTY INVESTMENT TRUST TO EQUITY TRUSTS.

	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	EST DIV*	EARNINGS MON	EARNINGS ANN*	LAST PRICE	% CHNG	P/E RATIO	EST* YIELD	% PR TO BK	RET ON BK	MKT VA (MIL$)
SHORT-TERM MTG-INDEPENDENT													
CAPITAL MI	N-CMU	1672	23.59	2.80	DEC	2.84	15.25	-10.3	5.4	18.4	-35.4	12.0	25.5
CONTNTL MTG	N-CMI	20838	8.63	1.00	DEC	1.00	7.00	5.6	7.0	14.3	-18.9	11.6	145.9
FIRST MTG IN	N-FIM	8488	14.42	1.96	OCT	1.84	8.50	9.7	4.6	23.1	-41.1	12.8	72.1
MTG INV WASH	O-MINVS	2121	17.10	1.80	DEC	1.88	12.13X	-11.7	6.5	14.8	-29.1	11.0	25.7
REPUBLIC MI	N-RMI	2107	18.53	1.80	DEC	1.80	12.13X	7.1	6.7	14.8	-34.5	9.7	25.6
WESTERN MI	O-WMTGS	1001	8.95	0.88	NOV	0.88	6.88	12.2	7.8	12.8	-23.1	9.8	6.9
GROUP AVERAGE		6038	15.20	1.71		1.71	10.31	-1.1	6.0	16.5	-32.2	11.2	301.7
SHORT-TERM MTG-COMCL BANK													
AMER FLFTCHR	A-AFM	1352	25.20	2.85	OCT	3.40	20.63X	3.6	6.1	13.8	-18.1	13.5	27.9
BARNETT MTG	N-BMT	2173	25.24	2.84	DEC	3.04	19.00X	3.7	6.3	14.9	-24.7	12.0	41.3
CAMERON-BRWN	N-CB	2022	24.07	1.72	DEC	1.44	9.00	-23.4	6.3	19.1	-62.6	6.0	18.2
CHASE MAN MT	N-CMR	4881	30.20	4.60	NOV	4.64	36.25	-0.7	7.8	12.7	20.0	15.4	176.9
CITINATL DEV	O-CITI6	600	18.55	1.40	DEC	1.36	9.00X	1.1	6.6	15.6	-51.5	7.3	5.4
CITIZENS MI	N-CZM	1419	14.16	1.78	DEC	1.84	12.50	6.4	6.8	14.2	-11.7	13.0	17.7
CITZNS&SO RL	N-CZS	3827	22.23	3.44	DEC	3.44	23.75	-10.0	6.9	14.5	6.8	15.5	90.9
COMNWLTH NTL	O-CWNRS	760	18.49	0.00	NEW	0.00	17.88	-9.5	0.0	0.0	-3.3	0.0	13.6
CONT ILL RLY	N-CIR	2797	18.53	1.92	DEC	2.04	13.00X	1.7	6.4	14.8	-29.8	11.0	36.4
FST COMMERCE	O-FCRNS	1008	23.53	2.28	DEC	2.28	15.50	4.2	6.8	14.7	-34.1	9.7	15.6
FST DENVR MI	A-FDE	1620	18.91	2.88	DEC	2.88	18.75	0.0	6.5	15.4	-0.8	15.2	30.4
FST PENN MT	N-FPM	2961	20.79	2.04	JAN	2.04	13.75X	2.7	6.7	14.8	-33.9	9.8	40.7
FST WISCN MT	N-FWM	1910	29.49	0.00	DEC	0.00	12.00	-50.0	0.0	0.0	-59.3	0.0	22.9
INDEPEND MTG	O-IMTGS	2500	23.08	0.00	DEC	0.52	6.25	8.7	12.0	0.0	-72.9	2.3	15.6
TRI-SOUTH MI	N-TSI	2246	22.16	3.12	DEC	3.36	22.75	-2.2	6.8	13.7	2.7	15.2	51.1
WACHOVIA RLY	N-WRI	3335	18.92	2.40	NOV	2.40	15.75	-3.8	6.6	15.2	-16.8	12.7	52.5
WELLS FAR MI	N-WFM	3907	18.26	2.00	DEC	2.08	16.38X	6.3	7.9	12.2	-10.3	11.4	64.0
GROUP AVERAGE		2313	21.87	2.07		2.16	16.60	-5.2	7.7	12.5	-24.1	9.9	721.2
SHORT-TERM-MISC FINCL													
AMER CENTURY	N-ACT	2606	21.41	1.00	DEC	1.00	9.25X	-13.6	9.3	10.8	-56.8	4.7	24.1
BENEF STD MI	N-BSM	1339	21.99	3.08	JAN	3.04	17.75X	5.0	5.8	17.4	-19.3	13.8	23.8
BUILDERS INV	N-BSG	2895	21.88	4.24	DEC	4.24	23.63	5.6	5.6	17.9	8.0	19.4	68.4
CI MTG GROUP	N-CI	4812	18.88	1.80	OCT	1.80	13.00X	13.1	7.2	13.8	-31.1	9.5	62.6
DOMINION M&R	O-DMRTS	637	9.75	2.39	NOV	2.84	11.50	-14.8	4.0	20.8	17.9	29.1	7.3
FIDELITY MI	N-FID	3033	19.99	0.00	OCT	0.00	6.00	-26.2	0.0	0.0	-70.0	0.0	18.2
GALBREATH FM	O-GALBS	1047	24.66	1.36	DEC	1.36	9.50	-7.3	7.0	14.3	-61.5	5.5	9.9
GRT AMER MI	N-GAA	4450	16.89	3.84	JAN	3.80	29.00X	2.0	7.6	13.2	71.7	22.5	129.0
HANOVER SQ R	O-HASQS	939	19.47	2.28	NOV	2.20	12.00	-2.0	5.5	19.0	-38.4	11.3	11.3
IDS RLTY TR	N-IDR	2409	22.88	3.20	JAN	3.04	24.38	5.4	8.0	13.1	6.6	13.3	58.7
MTG TRUST AM	N-MT	3860	18.91	1.24	NOV	1.24	9.50	1.3	7.7	13.1	-49.8	6.6	36.7
GROUP AVERAGE		2548	19.70	2.22		2.23	15.05	-0.6	6.7	14.8	-23.6	11.3	450.0
INTERMEDIATE-TERM MORTGAGES													
ALISON MTG I	N-AMV	2328	20.65	3.08	OCT	3.08	21.63	16.9	7.0	14.2	4.7	14.9	50.4
BARNET-WINST	O-BWITS	1663	18.78	2.12	DEC	2.12	14.50X	-6.1	6.8	14.6	-22.8	11.3	24.1
DIVERSIFD MI	N-DMG	7322	20.07	2.72	DEC	2.72	14.88	11.2	5.5	18.3	-25.9	13.6	109.0
FST VIRGINIA	A-FVM	1208	23.49	1.68	DEC	1.64	12.00X	3.5	7.3	14.0	-48.9	7.0	14.5
RLTY REFUND	A-RRF	1045	18.60	2.36	JAN	2.36	16.13	0.0	6.8	14.6	-13.3	12.7	16.9
SECURITY MT@	A-SMO	6787	10.72	1.12	DEC	1.16	5.63X	-18.5	4.9	19.9	-47.5	10.8	38.2
GROUP AVERAGE		3392	18.72	2.18		2.18	14.13	3.3	6.5	15.4	-24.5	11.6	253.0
LONG-TERM MTG & EQUITIES													
ATLANTA NATL	O-ATNAS	1260	18.58	1.88	NOV	1.88	9.00	0.0	4.8	20.9	-51.6	10.1	11.3
BANKAM RLTY	O-BRLTS	3533	19.19	2.00	OCT	1.96	22.00	2.9	11.2	9.1	14.6	10.2	77.7
BT MTG INVTR	N-BTM	2166	13.56	2.40	DEC	2.00	15.50X	-6.6	7.8	15.5	14.3	14.7	33.6
CLEVETRST RL	O-CTRIS	2545	18.70	1.60	DEC	1.60	14.38X	-6.2	9.0	11.1	-23.1	8.6	36.6
CON GEN M&R#	N-CGM	5710	23.12	1.86	DEC	1.94	17.25	-6.8	8.9	10.8	-25.4	8.4	98.5
COUSINS M&EQ	N-CUZ	3775	21.14	2.48	NOV	2.48	20.75	0.0	8.4	12.0	-1.8	11.7	78.3
EQUIT LF MTG	N-EQ	5594	24.23	2.11	JAN	1.92	19.13	2.0	10.0	11.0	-21.0	7.9	107.0
FIDELCO GROW	A-FGI	1579	25.71	2.88	NOV	2.92	18.00	-18.7	6.2	16.0	-30.0	11.4	28.4
FST MEMPHIS	O-FMEMS	1155	18.06	1.88	NOV	1.88	16.00	-4.5	8.5	11.7	-11.4	10.4	18.5
GULF MTG&RLY	N-GMR	2210	18.67	1.88	NOV	1.92	12.50X	-3.9	6.5	15.0	-33.0	10.3	27.6
HNC MTG&RLY	O-HNCMS	2376	20.24	1.80	JAN	1.92	10.00	5.3	5.2	18.0	-50.6	9.5	23.8
HOSPITAL MTG	A-HMG	1178	23.20	2.08	NOV	1.92	11.88	2.1	6.2	17.5	-48.8	8.3	14.0
HOTEL INVSTR	A-HOT	1532	20.50	1.92	NOV	1.92	11.63	-10.5	6.1	16.5	-43.3	9.4	17.8
INSTITUTNAL	N-INV	6074	13.43	1.44	OCT	1.48	9.50	-5.0	6.4	15.2	-29.3	11.0	57.7
LARWIN RLTY	A-LRM	3610	18.64	1.36	NOV	1.36	8.88X	2.4	6.5	15.3	-52.4	7.3	32.1
MASSMUT MTG	N-MML	4667	23.81	1.92	OCT	1.88	16.13	4.9	8.6	11.9	-32.3	7.9	75.3
MONY MTG INV	N-MYM	8824	9.87	0.80	NOV	0.72	7.13	3.6	9.9	11.2	-27.8	7.3	62.9
MTG GROWTH I	A-MTG	2652	12.58	1.20	NOV	1.20	8.50	0.0	7.1	14.1	-32.4	9.5	22.5
NOWSTRN FINC	O-NFINS	1510	18.62	1.82	DEC	1.76	11.63	-13.9	6.6	15.6	-37.5	9.5	17.6
NOWSTRN MUTL	N-NML	4731	19.41	2.04	DEC	2.00	22.75	24.7	11.4	9.0	17.2	10.3	107.6
OLD STONE M#	O-OSMRS	803	13.17	1.28	SEP	1.40	12.25	-3.9	8.8	10.4	-7.0	10.6	9.8
PACIFIC STHN	O-PSMTS	814	13.84	1.20	DEC	1.36	9.13X	21.7	6.7	13.1	-34.0	9.8	7.4
PNB MTG &RLY	N-PNI	2437	19.09	2.12	DEC	2.08	14.50	-10.1	7.0	14.6	-24.0	10.9	35.3
RAM PACIFIC	O-RPACS	1715	19.30	1.80	NOV	1.68	13.75	13.4	8.2	13.1	-28.8	8.7	23.6
STATE MUTUAL	N-SMU	2785	19.66	1.80	DEC	1.72	10.13	-21.4	5.9	17.8	-48.5	8.7	28.2
GROUP AVERAGE		3009	18.65	1.82		1.80	13.69	-1.9	7.6	13.3	-26.6	9.6	1053.3

WARRANTS

NAME	EXCH/ SYMBOL	EXP DATE	OUT (000)	EXER PRICE	NO. SH.	WTS PRICE	STK PRICE	CONV PREM	% CHG	MKT VA (MIL$)
ALISON MTG	O-ALIS5	12/75	19	19.00	1.0	1.75	21.63	-4.1	-50.0	0.0
ALISON MTG*B	O-ALISW	12/76	396	27.50	1.0	0.88	21.63	31.2	-12.0	0.3
AMER CENTURY	A-ACTW	6/75	897	23.00	1.0	0.56	9.25	154.7	-18.8	0.5
AMER FLETCHR	A-AFMW	1/75	488	25.00	1.0	1.75	20.63	29.7	-6.9	0.9
AMER REALTY	A-ARBW	9/76	1000	9.63	1.0	0.69	7.50	37.6	-8.0	0.7
ATICO MTG IN	A-ACOW	12/79	563	15.00	1.0	2.25	12.38	39.3	-25.0	1.3
ATICO MTG(B)	O-ATIC5	4/81	358	21.00	1.0	0.50	12.38	73.7	-20.6	0.2
ATLANTA NATL	O-ATNAW	8/76	1260	20.00	1.0	0.38	9.00	126.4	22.6	0.5
BARNES MTG	O-BARNW	12/77	1910	20.00	1.0	1.00	12.25	71.4	-20.0	1.9
BARNETT MTG	O-BMTRW	4/80	559	20.00	1.0	2.38	19.00	17.8	-17.4	1.3
BARNTT-WINST	O-BWITW	7/77	1657	20.00	1.0	1.75	14.50	50.0	7.4	2.9
BENEF STD (B	O-BSMB5	3/77	285	27.75	1.0	0.63	17.75	59.9	-44.2	0.2
BENEF STD MT	A-BSMW	7/75	554	20.00	1.0	2.13	17.75	24.7	0.0	1.2
BERG ENT RG	A-BRTW	11/77	1400	10.00	1.0	0.44	4.38	138.4	15.8	0.6
BT MTG INV	O-BTMGW	1/77	425	24.00	1.0	1.88	15.50	67.0	-21.0	0.8
BUILDER IN	O-BULDW	12/86	1985	25.00	1.0	4.25	23.63	23.8	35.8	8.4
CAMERON-BRWN	O-CMRNW	11/76	1477	25.00	1.0	0.63	9.00	184.8	-44.2	0.9
CAPITAL MTG	O-CMORW	11/74	511	20.00	1.0	2.50	15.25	47.5	-4.9	1.3
CENTRAL MTG	O-CMRTW	3/77	775	20.00	1.0	1.13	16.50	28.1	13.0	0.9
CI MTG GROUP	A-CI.W	3/80	2854	20.00	1.0	1.13	13.00	62.5	-9.6	3.2
CI REALTY IN	O-CIRLW	3/77	2609	25.00	1.0	0.13	9.25	171.7	-65.8	0.3
CITINATL DEV	O-CITI5	4/75	600	20.00	1.0	0.06	9.00	122.9	0.0	0.0
CITIZENS GRO	O-CITGW	1/77	785	20.00	1.0	0.25	13.00	55.8	0.0	0.2
CITZENSMTG	A-CZMW	12/74	696	15.00	1.0	1.00	12.50	28.0	0.0	0.7
CITZNS & SO	O-CSRIW	10/75	550	20.00	0.5	3.38	23.75	12.7	-18.2	1.9
CLEVETRST RL	O-CTRIW	1/76	2507	20.00	1.0	0.69	14.38	43.9	-31.0	1.7
COLWELL M(B	O-CLWLW	9/76	296	31.38	1.0	0.50	17.50	82.2	0.0	0.1
COLWELL MTG	A-CLMW	12/74	250	20.00	1.0	2.50	17.50	28.6	-41.2	0.6
CONT ILL RLY	O-CONI5	4/76	179	20.00	1.0	0.50	13.00	57.7	-33.3	0.1
COUSINS MTG	A-CUZW	2/77	740	24.63	1.0	2.50	20.75	30.7	-2.3	1.8
DENVER REIA	O-DENV5	5/76	177	11.00	1.0	0.25	7.13	57.8	0.0	0.0
DOMINION (B)	O-DMRTZ	10/87	550	17.75	1.0	0.75	11.50	60.9	-40.0	0.4
DOMINION M&R	O-DMRTW	6/76	400	12.00	1.0	1.38	11.50	16.3	-38.7	0.6
FIDELCO GROW	A-FGIW	9/75	136	25.00	1.0	4.00	18.00	61.1	-15.8	0.5
FIDELITY MTG	O-FIDE5	3/79	173	22.25	1.0	1.00	6.00	287.5	0.0	0.2
FIR MEMPHIS	O-FMEMW	2/75	1124	20.00	1.0	0.75	16.00	29.7	0.0	0.8
FIRST DENVER	A-FDEW	10/75	1400	20.00	1.0	1.63	18.75	15.4	-6.9	2.3
FIRST PEN(B)	O-FPMTZ	9/75	540	28.25	0.5	0.13	13.75	107.3	0.0	0.1
FIRST PENN	O-FPMTW	7/74	1563	20.00	0.5	0.44	13.75	51.9	15.8	0.7
FIRST UNION	O-FUREW	12/76	600	12.75	1.0	0.50	10.63	24.6	0.0	0.3
FIRST VA MTG	A-FVMW	5/77	1208	25.00	1.0	0.75	12.00	114.6	-14.8	0.9
FLATLEY RLT	O-FLTLW	5/75	1000	10.00	1.0	0.50	6.50	61.5	31.6	0.5
GALBREATH FM	O-GALBW	1/76	652	32.00	1.0	0.13	9.50	238.2	160.0	0.1
GUARDIAN MI*	A-GMIW	5/76	343	36.00	1.0	3.25	25.75	52.4	3.8	1.1
GULF MTG&RL*	A-GMRW	3/76	2210	20.00	1.0	0.81	12.50	66.5	-8.0	1.8
GULF SO MTG	A-GSRW	2/77	759	20.00	1.0	0.75	11.00	88.6	0.0	0.6
HAMILTON INV	O-HAMTW	7/76	1444	20.00	1.0	0.63	13.75	50.0	26.0	0.9
HAMLTON INV	O-HAMTZ	5/83	650	20.00	1.0	0.88	13.75	51.9	-36.2	0.6
HOSPITAL MTG	A-HMGW	2/77	1178	25.00	1.0	0.63	11.88	115.7	-8.7	0.7
IDS RLTY TR	O-IDSRW	2/77	2406	25.00	0.5	2.13	24.38	20.0	6.5	5.1
INDEPEND MTG	O IMTGW	6/75	2500	25.00	1.0	0.25	6.25	304.0	400.0	0.6
INDIANA M&R	O-INDMW	6/77	1141	20.00	0.5	0.50	13.00	61.5	0.0	0.6
JMB REALTY	O-JMBRW	8/77	510	20.00	1.0	0.50	14.00	46.4	0.0	0.3
JUSTICE MI	O-JUSTW	1/76	1021	20.00	1.0	2.50	19.13	17.6	-23.1	2.6
JUSTICE MTG	O-JUSTZ	1/79	300	25.75	1.0	1.00	19.13	39.8	-38.7	0.3
KMC MTG IN	O-KMTGW	12/76	1100	15.00	1.0	0.25	9.00	69.4	92.3	0.3
LARWIN MTG	O-LWN5	4/77	700	32.00	1.0	0.38	11.75	175.6	52.0	0.3
LARWIN RLTY	A-LRMW	12/76	3610	20.00	1.0	0.50	8.88	130.9	13.6	1.8
M&T MTG INV	O-MTMIZ	8/75	747	13.00	1.0	0.22	8.25	60.2	69.2	0.2
MIDLAND MTG	O-MIDMW	9/76	265	12.50	1.0	1.13	11.00	23.9	-24.7	0.3
MTG INV WASH	O-MINVW	3/80	931	15.00	1.0	0.75	12.13	29.8	-33.6	0.7
MTG TRUST AM	O-MORTW	11/74	2482	19.00	1.0	0.38	9.50	104.0	-24.0	0.9
NATIONAL MTG	O-NMTGW	3/79	251	10.00	1.0	0.75	9.63	11.6	-14.8	0.2
NO AMER MTG	O-NOAM5	12/74	80	24.00	1.0	0.25	21.00	15.5	-50.0	0.0
NO STATES MR	O-NSMRW	6/77	481	10.00	1.0	0.13	6.75	50.1	0.0	0.1
NORTH AM MTG	A-NAMR5	3/79	710	31.13	1.0	2.13	21.00	58.4	-5.3	1.5
NOWSTRN FINC	O-NFINW	11/77	1510	20.00	1.0	0.75	11.63	78.4	0.0	1.1
OLD STONE MT	O-OSMRW	3/77	600	16.00	1.0	0.25	12.25	32.7	0.0	0.1
PALOMAR MTG	A-PMIW	3/77	604	16.50	1.0	0.50	6.50	161.5	-20.6	0.3
PEASE ELLIMN	A-PNEW	11/77	1113	18.50	1.0	0.75	12.00	60.4	8.7	0.8
PNB MTG&RLTY	A-PNIW	12/74	1220	20.00	1.0	1.00	14.50	44.8	-20.0	1.2
REPUBLIC MI	A-RMIW	6/79	1064	20.00	1.0	0.69	12.13	70.6	-21.6	0.7
RLTY REFUND	O-RREFW	6/74	1026	20.00	1.0	0.31	16.13	25.9	-18.4	0.3
SECURITY MT*	A-SMOW	5/79	3117	16.00	1.0	0.63	5.63	195.4	0.0	2.0
SUTRO MIT(B)	A-SUTW	6/77	700	20.00	1.0	0.75	8.00	159.4	-7.4	0.5
SUTRO MTG IN	O-SUTR5	4/74	299	20.00	1.0	0.25	8.00	153.1	-34.2	0.1
TEXAS 1ST MT	O-TFMRW	6/76	1055	20.00	1.0	1.00	14.00	50.0	0.0	1.1
TRI-SOUTH MI	O-TSMGW	12/74	427	20.00	0.5	2.13	22.75	6.6	-26.0	0.9
UNIONAM M&EQ	O-UAT5	12/74	131	20.00	1.0	0.50	13.63	50.4	0.0	0.1
US LSG REI	A-USEW	12/74	1348	25.00	1.0	0.75	14.75	74.6	-25.0	1.0
WALTER JIM	O-WALJW	7/77	1035	18.50	1.0	1.00	11.25	73.3	33.3	1.0
WELLS FARGO	O-WELLW	7/74	3462	20.00	0.5	0.63	16.38	29.8	65.8	2.2

*DEBENTURES USABLE IN LIEU OF CASH.

CONVERTIBLE DEBENTURES

DEBENTURE	EX	MAT	INT (%)	CONV AT	RECENT PRICE	YIELD (%)	% CHNG
ALISON MTG	AS	'91	6.75	27.50	71.50	9.4	-8.3
AMER CENTURY	AS	'90	7.00	21.00	70.00	10.0	0.0
AMER CENTY'B	NY	'91	6.75	28.00	58.00	11.6	-1.7
AMER REALTY	OC	'84	7.00	10.75	74.00	9.5	0.0
BAIRD&WARNER	OC	'91	6.75	21.00	67.00	10.1	0.0
BANKAMERICA	OC	'90	6.75	21.00	113.00	6.0	0.0
BENEF STD MI	AS	'91	6.50	27.75	63.50	10.2	-0.8
CAPITAL MTG	OC	'91	6.50	32.54	57.00	11.4	-5.0
CHASE MANHTN	NY	'96	6.50	55.00	78.50	8.3	0.0
COLWELL MTG	OC	'91	6.50	29.38	58.00	11.2	-14.7
CONN GENERAL	NY	'96	6.00	32.50	69.00	8.7	3.6
CONTNTL MTG	NY	'90	6.25	19.79	62.50	10.0	-3.1
EQUITBL LF M	NY	'90	6.75	26.25	82.63	8.2	2.0
FIDELITY MI	AS	'85	7.75	21.25	66.00	11.7	-12.0
FIRST PENN M	OC	'91	6.75	26.00	57.00	11.8	-12.3
FIRST UNION	NY	'91	7.00	13.00	80.00	8.7	-0.6
FRANKLIN RLY	AS	'89	7.00	10.00	75.00	9.3	6.0
GALBREATH	OC	'91	7.00	28.50	63.00	11.1	-3.1
GRT AMER MI	OC	'91	7.00	35.50	82.00	8.5	0.0
HANOVER SQ R	OC	'92	7.25	21.00	62.00	11.7	-4.6
HEITMAN MTG	AS	'92	7.50	14.70	66.00	11.4	-4.3
HNC MTG	OC	'91	6.75	21.00	60.00	11.2	-7.7
HOTEL INVSTR	OC	'90	7.75	21.00	58.00	13.4	-3.3
HOTEL INVTRS	OC	'91	7.50	25.25	53.00	14.2	0.0
LINCOLN MTG	OC	'90	8.00	11.00	40.00	20.0	-23.1
MASSMUTL MTG	NY	'90	6.75	21.00	79.00	8.5	-1.4
MASSMUTUAL M	NY	'91	6.25	33.50	65.00	9.6	-0.6
MIDLAND MTG	OC	'86	7.00	16.67	68.00	10.3	-2.9
MONY MTGIN	NY	'90	7.00	11.00	80.00	8.7	-0.5
MTG INV WASH	OC	'90	8.00	15.00	85.00	9.4	-9.6
NATIONAL MTG	OC	'91	7.00	12.00	85.00	8.2	-3.4
NJB PRIME	AS	'91	6.75	21.00	53.00	12.7	1.9
NOWSTRN MUTL	NY	'91	6.00	21.00	106.00	5.7	9.6
OLD STONE MT	OC	'87	6.88	15.00	83.00	8.3	-2.4
RAM PACIFIC	OC	'91	6.75	21.00	66.00	10.2	-1.5
REALTY INCOM	AS	'91	8.00	16.50	80.00	10.0	3.2
REPUBLIC MI	NY	'90	7.25	19.00	88.13	8.2	0.7
SAUL (BF) RL	OC	'91	6.50	23.00	55.00	11.8	-3.5
SAUL(BF) REI	OC	'90	8.00	15.50	76.00	10.5	5.6
STATE MUTUAL	AS	'91	6.75	21.00	63.00	10.7	-5.3
SUTRO MIT	NY	'82	6.75	20.00	65.13	10.4	3.4
SUTRO MTG	AS	'91	6.75	20.00	58.25	11.6	-4.5
TRI-SOUTH MI	NY	'92	7.00	29.50	79.00	8.9	-1.7
US BANCORP	AS	'92	7.00	26.25	85.00	8.2	1.2
US REALTY IN	NY	'89	5.75	20.20	60.00	9.6	-1.6

GENERAL FOOTNOTES

*COLUMNS ANNUALIZED-QUARTER MULTIPLIED BY FOUR. #CASH FLOW. X-EX DIVIDEND. @CASH FLOW INCLUDING DEBT DISCOUNT AMORTIZATION. SYMBOLS SHOWN ARE TICKER SYMBOLS FOR LISTED ISSUES AND NASDAQ SYMBOLS WHERE AVAILABLE. ALL OTHERS ARE FOR COMPUTER INDENTIFICATION.

LISTING OF PRIMARY AND DILUTED EARNINGS

Warrants only: Amer. Fletcher, $3.40 primary & $3.20 diluted; BT, $2.00 & $1.96; Builders Inv., $4.08 & $2.80 (Sep); Cameron-Brown, $1.72 & $1.72 (Sep); CI Mtg., $1.80 & $1.80; Citizens Mtg., $1.84 & $1.68; CleveTrust, $1.76 & $1.52 (Mar); Cousins Mtg., $2.48 & $2.48; Dominion, $2.84 & $2.16; Fidelco, $3.20 & $3.16 (Aug); 1st. Memphis, $2.00 & $1.92 (Aug); First Denver, $2.88 & $2.52; Hospital Mtg., $1.92 & $1.92; IDS Rlty, $3.04 & $2.96; Indepen., $0.52 & $0.52; Mtg. Trust Amer., $1.20 & $1.20 (Aug); M&T, $1.20 & $1.20; PNB, $2.08 & $2.04; Realty ReFund, $2.32 & $2.16; Security Mtg., $1.08 & $1.08(Sep); Texas 1st. $2.20 & $2.20 (Sep); Unionamerica, $2.16 & $2.16; Wells Fargo, $1.88 & $1.76 (Sep).

Warrants and Convertibles: Alison, $3.08 & $2.64; Amer. Century $2.00 & $2.00 (Sep); Atico $2.08 & $2.04, Barnett, $3.04 & $1.92; Barnett-Winston, $2.12 & $1.56; Ben Std., $3.36 & $2.84 (Oct); Capital, $2.84 & $2.52 (Sep); Citizens & So., $3.44 & $3.00, Colwell, $3.48 & $3.20 (Sep); Fidelity, $3.60 & $3.48 (Jul) First Pa., $2.04 & $2.04, Galbreath, $0.80 & $0.80 (Sep); Great American, $3.80 & $3.72; Guardian, $4.56 & $4.44; Midland $1.80 & $1.68; Mtg. Inv. Wash., $1.88 & $1.88; Nat'l. Mtg., $1.64 & $1.52; Republic, $1.76 & $1.76 (Sep); Sutro, $1.04 & $1.04; Tri-So., $3.36 & $3.08.

GROUP AVERAGE

HOW TO USE COMPARATIVE TRUST STATISTICS

The data inside are intended to facilitate comparison of relative efficiency of trust management with funds available during the latest period. Every effort has been made to present data for that purpose. Readers should note that the data are historical and not projections of future trends. This holds especially for dividends, which vary with each quarter's earnings for most mortgage trusts and thus are not to be considered in any way as guaranteed yields.

The heart of the comparisons is annualization of current earnings and dividend rates. For mortgage trusts, this is done by multiplying the latest quarter by four without seasonal adjustment. These earnings are adjusted for conversion of debt (i.e., fully diluted) but not for exercise of warrants, as described below. For equity trusts, net cash flow (defined as earnings plus depreciation and non-cash charges minus mortgage amortization) has been used and any known seasonal factors applied. The symbol "#" denotes use of cash flow in the earnings columns. Group averages may be reduced to the extent new trusts are included in any given group.

The number of shares outstanding is the number issued as of the latest balance sheet and is not adjusted for conversion or exercise of warrants. Book value per share however is adjusted for conversion of all convertible debentures. It does not reflect changes for any exercise of warrants nor does it reflect any adjustment for any changes in asset values through appreciation or losses.

Four standard comparisions are presented: price changes since the last issue; price/earnings ratios and estimated dividends based upon current market prices; and percentage of market price to book value. All values are positive unless indicated.

The fifth comparison, return on book value, measures management's performance with available funds. Because of the increasing complexity of trust capital structures, the computations are made in the following manner for trusts with these capital structures.

Convertible debentures only: Fully diluted earnings are compared with fully converted book value per share, since funds from convertibles are at work.

Warrants only: Primary earnings per share are compared with book value without assuming warrant exercise, since again this measures funds actually in use. Trusts in this category currently reporting significant differences and their primary and diluted earnings annual rates are listed at left.

Both warrants and convertibles: Fully converted book value is used. Primary earnings are being used because these are closest to converted earnings. Data for these trusts are slightly overstated. Where primary numbers are well above the dividend, the dividend is used and so noted. Trusts in this category are listed at left.